

12 NEW HIGHLY SPECIFIED GRADE A INDUSTRIAL UNITS FROM 2,422 - 60,473 SQ FT

TO LET AVAILABLE AUGUST 2024





TRADE | MANUFACTURING | DISTRIBUTION | R&D









units from 2,422 to 60,473 sq ft

attractive landscaped environment 6 miles, 11 minutes to M11 J8 20 miles, 28 minutes to M25 J27

target BREEAM Excellent highly skilled workforce

ACCOMMODATION (all dimensions GEA)

JHQ.	100	
A1	SQ M	SQ FT
GF	2,428	26,135
FF Office	348	3,746
TOTAL 2,776		29,881
Parking S	Spaces	32
EV space	es	6
Loading Doors		2
Eaves He	eight	10M
Yard Depth		20M

Unio Red		
B1	SQ M	SQ FT
GF	1,088	11,711
FF Office	121	1,302
TOTAL	1,209	13,014
Parking Spaces		12
EV spaces		4
Loading Doors		1
Eaves Height		10M
Yard Depth		20M

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A2	SQ M	SQ FT
GF	1,899	20,441
FF Office	287	3,089
TOTAL	2,186	23,531
Parking	Spaces	25
EV spac	es	6
Loading	Doors	2
Eaves H	eight	10M
Yard De	pth	20M

	2	
B2	SQ M	SQ FT
GF	1,757	18,913
FF Office	192	2,067
TOTAL	1,949	20,979
Parking Sp	aces	20
EV spaces		6
Loading Doors		2
Eaves Height		10M
Yard Depth		20M

C1	SQ M	SQ FT
GF	695	7,481
FF Office	e 154	1,658
TOTAL 849		9,139
Parking	Spaces	9
EV spaces		2
Loading Doors		1
Eaves Height		8M
Yard Depth 1		15M

18 E		
C2	SQ M	SQ FT
GF	548	5,899
TOTAL	548	5,899
Parking Sp	oaces	8
EV spaces		2
Loading Doors		1
Eaves Height		8M
Yard Depth		15M

C3	SQ M	SQ FT
GF	695	7,481
FF Office 154		1,658
TOTAL	849	9,139
Parking Spaces		9
EV spaces		2
Loading Doors		1
Eaves Height		8M
Yard Depth		15M

C4		SQ M	SQ FT
GF		460	4,952
FF Offic	се	127	1,367
TOTAL		587	6,319
Parkin	g Spo	aces	5
EV spaces		2	
Loading Doors		1	
Eaves Height		8M	
Yard Depth		10M	

C5	SQ M	SQ FT	C6	SQ M	SQ FT
∋F	225	2,422	GF	338	3,638
OTAL	225	2,422	TOTAL	338	3,638
Parking S	paces	2	Parking S	Spaces	5
V space	es	2	EV space	es	2
.oading	Doors	1	Loading	Doors	1
aves He	ight	8M	Eaves Height		8M
ard Depth 10M		10M	Yard Dep	oth	10M

\$		
C7	SQ M	SQ FT
GF	347	3,735
FF Office	127	1,367
TOTAL	474	5,102
Parking Spaces		4
EV spaces		2
Loading Doors		1
Eaves Height		8M
Yard Depth		10M

FT
26
18
3
12
0
5
M
M

UNITS FROM 2,422 TO 60,473 SQ FT AVAILABLE AUGUST 2024

NEW HOUSING DEVELOPMENT	LANDSCAPE AND AMENITY BUFFER ZONE
PLANNED NEIGHBOURHOOD CENTRE	
	B1 13,014 SQ FT
	A1 29,881 SQ FT 23,531 SQ FT
ST. JAMES WAY	



THE FUTURE'S BRIGHT

Sustainable, energy-saving design for forward-thinking businesses.

Carefully considered for low energy, waste management and carbon reduction, Spark's highly-specified, netzero carbon construction is designed to optimise operational efficiencies and minimise running costs, whilst protecting the natural environment.





Target BREEAM: 'Excellent'

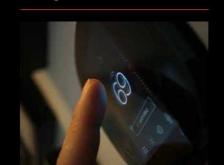
Target EPC: 'A'

Net-Zero Carbon Construction

Low-energy heating and cooling systems to reduce consumption

PIR LED Lighting to all office

Highly insulated buildings mitigate air leakage





Photovoltaic panels 10% Electric Car Charging Points, with provision for 100%

Electric cycle charging points

Electric point provision for HGVs

Infrastructure for future renewable growth



Landscaped cycle and walking routes to encourage sustainable commute

Extensive landscaping on site

Green roof covered cycle storage

Proposed local centre on adjacent site





Changing and Shower Facilities to all offices

Rooflights to 15% of roof area



The area is a hotbed of talent, with a skilled labour force on the doorstep. 49% of the Hertfordshire population are educated to NVQ Level 4 and above, significantly higher than the national average (43.1%).

All above figures: Nomis - Hertfordshire

32,000

people work in manufacturing

77,000

people work in professional, scientific and technical activies



1,195,700 local population

49% educated to NVQ Level 4 and above



6 miles to J8/M11

20 miles to J27/M25

SPARKING CONNECTIONS

A428

BEDFORD

A5

A41

A413

M40

CAMBRIDGE

STEVENAGE

A10

A10

LONDON

AI (M)
LUTON
NTERNATIONAL
AIRPORT

M25

A40

Alo Mil

CAMBRIDGE AIRPORT

A13

Spark is situated on St James Way, linking to the A120 and offering direct and fast access to J8, the new J7a M11, and the wider motorway network.

	Miles	Minutes
MOTORWAYS:		
J8 / M11	6	11
J7a / M11*	6.5	13
J27 / M25	20	28
J7 / A1M	23	37

CITIES / TOWNS / LANDMAR	KS
Bishop's Stortford Rail Station	1.7
Bishop's Stortford	1.5

pistiop's storilord	1.0	0
Chelmsford	18	34
Cambridge	29.5	40
London	30	55
Dartford	34	50

DRIVETIMES

0 - 30 mins

A143

IPSWICH

FELIXSTOWE C

IPSWICH AIRPORT X

A143

A14

SOUTHEND AIRPORT

DP WORLD LONDON GATEWAY

A134

A134

A130

30 - 60 mins

60 - 90 mins

Miles Minutes

AIRPORTS

London Stansted 9 15

London Luton 33 51

London Heathrow 57 70

PORTS

DP World London Gateway	34	45
Port of Tilbury	35	48
Felixstowe	65	80





shower facilities

to encourage an active daily commute

1.5 miles

to Bishop's Stortford Town Centre



A SPARKLING SETTING

An environment that promotes staff health and wellbeing, with a range of lifestyle amenities on its doorstep.

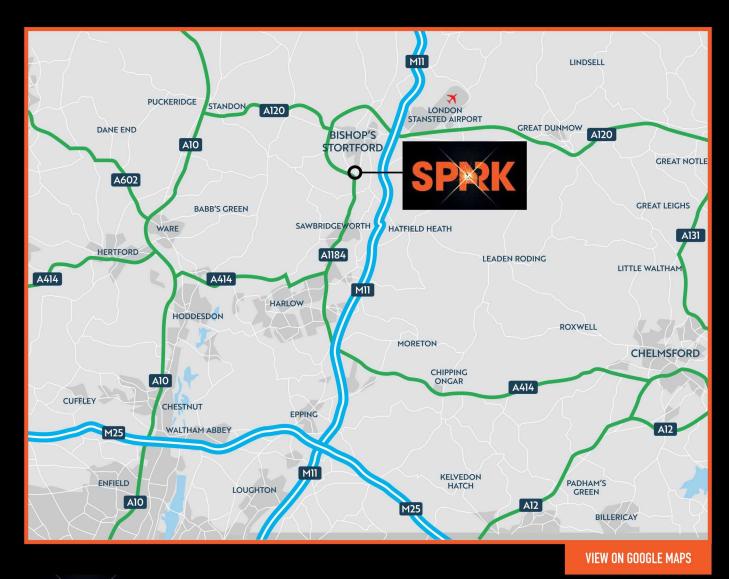
Positioned approximately 1.5 miles to the south of Bishop's Stortford town centre and railway station, Spark offers local employees an excellent work-life balance.

The planned local centre adjacent to the site will provide further amenity only a stone throws away from the scheme.

SPXK

1.5 miles 5 min drive

runs every 10 mins





BISHOP'S STORTFORD J8 M11 SAT NAV: CM23 4AT WHAT3WORDS: ///FEAST.AWAKE.SHARE Want to know more about this bright new development?



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A Development by





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